

AN ORDINANCE REZONING 9.9 ACRES OF LAND AT 219 GIVENS LANE AND 1611 WHIPPLE DRIVE , FROM R-5, MEDIUM DENSITY RESIDENTIAL, AND PMH, PLANNED MANUFACTURED HOME, TO PR, PLANNED RESIDENTIAL

WHEREAS, in adopting this ordinance this Council has considered the applicable factors set out in §15.2-2284, Code of Virginia (1950), as amended;

WHEREAS, in adopting this ordinance, the Council has determined that the public necessity, convenience, general welfare and good zoning practice require such action.

THEREFORE, BE IT ORDAINED by the Council of the Town of Blacksburg that:

1. The official zoning map is amended by rezoning from R5, Transitional Residential, and PMH, Planned Manufactured Home, to PR, Planned Residential, the following described land lying in the Town of Blacksburg, Montgomery County, Virginia:

Beginning at a point, an iron rod set, in the westerly right-of-way line of Whipple Drive, being a common corner to Mary J. Linkous, Tax Parcel 197(2)1 & 196(15)2; thence leaving right-of-way of Whipple Drive and with common line of Linkous, S 80°01'35" W, 571.71 feet to an iron rod found, a common corner said Linkous and property of Charles T. Whitehead & Dianne C. Whitehead, Tax Parcel 196(A)35; thence with common line of Whitehead, N 28°15'18" W, 57.53 feet to an iron rod found, a common corner to said Whitehead and property of CMH Parks, Inc., Tax Parcel 196(1)1&1A; thence with common line of CMH Parks, Inc, N 20°08'39" W, 1023.53 feet, passing an iron rod found at 602.38 feet, to an iron rod set, in the southerly right-of-way line of Givens Lane; thence with right-of-way of Givens Lane, N 73°10'45" E, 268.23 feet to an iron rod found, a common corner with said Givens Lane and property of Cambridge Square Associates, Tax Parcel 197(1)57-62 and part of 54-56; thence with common line of Cambridge Square Associates, S 20°41'17" E, 401.92 feet to an iron rod found, a common corner with said Cambridge Square Associates, and B.G. Venture Group, Tax Parcel 197(1)63-64; thence with common line of B.G. Venture Group, S 19°23'47" E, 303.80 feet to an iron rod found; thence N 80°00'00" E, 377.90 feet to an iron rod found in the westerly right-of-way line of Whipple Drive and being a common corner with said B.G. Venture Group; thence with right-of-way of Whipple Drive, S 10°14'01" E, 399.62 feet to the point of beginning and containing an area of 9.903 acres of land as shown on a map dated 08 May 2003, prepared by Anderson and Associates, Inc., Document No. 21647-001.

2. This is a conditional rezoning and the terms and provisions of the document entitled "Echols Village, Planned Residential District Application, Blacksburg, VA," dated October 25, 2004, by Mithun, Architects, Designers and Planner, Design Group, PC, and

Anderson & Associates, Inc., which constitutes the preliminary development plan and the Proffer Statement which is included in the Echols Village Planned Residential District Application shall govern the development and use of this land.

3. This ordinance shall be effective on and after the date of its adoption.

Mayor

ATTEST:

Town Clerk

1st Reading:_____

2nd Reading & Adoption:_____